

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

# **PHA Plans**

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

Franklin Housing Authority  
100 Spring Street  
Franklin, TN 37065

TN035v02

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** Franklin Housing Authority

**PHA Number:** TN-035

**PHA Fiscal Year Beginning: (mm/yyyy):** 01/2000

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

**The PHA Plans (including attachments) are available for public inspection at: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the county government
- ☐ Main administrative office of the state government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

**PHA Plan supporting documents are available for inspection at: (select all that apply)**

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

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## 5-Year Plan

### PHA Fiscal Years 2000 - 2004

[24 CFR Part 903.5]

#### A. Mission

State the PHA's mission for serving the needs for low-income, very low-income. And extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

\_\_\_\_\_ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

\_\_\_\_\_✚ The PHA's mission is: (state mission here)

The mission of the Franklin Housing Authority is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

#### B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs are strongly encouraged to identify quantifiable measures of success in reaching their objectives over the course of the 5-Year.** (Quantifiable measures would include targets such as: numbers of families served or PHAs scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

#### HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

\_\_\_\_\_✚ PHA Goal: Expand the supply of assisted housing

##### Objectives:

\_\_\_\_\_ Apply for additional rental vouchers:

\_\_\_\_\_ Reduce public housing vacancies:

\_\_\_\_\_ Leverage private or other public funds to create additional housing opportunities:

\_\_\_\_\_ Acquire or build units or developments

\_\_\_\_\_✚ Other (list below)

Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for this target group.

\_\_\_\_\_✚ PHA Goal: Improve the quality of assisted housing

##### Objectives:

\_\_\_\_\_ Improve public housing management: (PHAS score) \_\_\_\_\_

\_\_\_\_\_ Improve voucher management: (SEMAP score) \_\_\_\_\_

\_\_\_\_\_ Increase customer satisfaction:

\_\_\_\_\_ Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections)

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- \_\_\_\_\_ Renovate or modernize public housing units:
- \_\_\_\_\_ Demolish or dispose of obsolete public housing:
- \_\_\_\_\_ Provide replacement public housing:
- \_\_\_\_\_ Provide replacement vouchers:
- \_\_\_\_\_ † Other: (list below)

Manage the Franklin Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

The Franklin Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

Deliver timely and high quality maintenance services to the residents of the Franklin Housing Authority.

The Franklin Housing Authority shall create and implement a preventative maintenance plan by December 31, 2000.

The Franklin Housing Authority shall operate so that income exceeds expenses every year.

The Franklin Housing Authority will continue to ensure that there are at least two positive stories a year in the local media about the housing authority or one of its residents.

The Franklin Housing Authority shall assist its resident organizations and helping them develop their own mission statement, goals, and objective by December 31, 2001.

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\_\_\_\_\_ PHA Goal: Increase assisted housing choices

*Objectives:*

- \_\_\_\_\_ Provide voucher mobility counseling:
- \_\_\_\_\_ Conduct outreach efforts to potential voucher landlords
- \_\_\_\_\_ Increase voucher payment standards
- \_\_\_\_\_ Implement voucher homeownership program:
- \_\_\_\_\_ Implement public housing or other homeownership programs:
- \_\_\_\_\_ Implement public housing site-based waiting lists:
- \_\_\_\_\_ Convert public housing to vouchers:
- \_\_\_\_\_ Other: (list below)

\_\_\_\_\_ Other PHA Goal/s and Objectives: (List below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

\_\_\_\_\_ † PHA Goal: Provide an improved living environment

*Objectives:*

- \_\_\_\_\_ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- \_\_\_\_\_ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- \_\_\_\_\_ Implement public housing security improvements:
- \_\_\_\_\_ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- \_\_\_\_\_ † Other: (list below)

The Franklin Housing Authority shall attempt to attract a police officer to live in its developments by December 31, 2004.

\_\_\_\_\_ Other PHA Goal/s and Objectives: (List below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

\_\_\_\_\_ PHA Goal - Promote self-sufficiency and asset development of assisted households

*Objectives:*

- \_\_\_\_\_ Increase the number and percentage of employed persons in assisted families:
- \_\_\_\_\_ Provide or attract supportive services to improve assistance recipients' employability:
- \_\_\_\_\_ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- \_\_\_\_\_ Other: (list below)

\_\_\_\_\_ Other PHA Goal/s and objectives: (List below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

\_\_\_\_\_ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

*Objectives:*

- \_\_\_\_\_ Undertake affirmative measures to ensure access to assisted housing regardless of race, color,

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religion national origin, sex, familial status, and disability:

\_\_\_\_\_ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

\_\_\_\_\_ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

\_\_\_\_\_ Other: (list below)

\_\_\_\_\_ Other PHA Goals: (List below)

**Other PHA Goals and Objectives: List below)**

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# Annual PHA Plan

## PHA Fiscal Year 2000

[24 CFR Part 903.7]

### I. Annual Plan Type:

Select which type of Annual Plan the PHA will submit

\_\_\_\_\_ Standard Plan

\_\_\_\_\_ ☒ Streamlined Plan:

\_\_\_\_\_ ☒ High Performing PHA  
\_\_\_\_\_ Small Agency (<250 Public Housing Units)  
\_\_\_\_\_ Administering Section 8 Only

\_\_\_\_\_ Troubled Agency Plan

### II. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Franklin Housing Authority has completed this Agency Plan in consultation with FHA residents and the local community. The plan was reviewed by the Resident Advisory Board on July 27, 1999, and August 4, 1999. The public was afforded an opportunity to review the plan and offer comments at a public hearing held on September 27, 1999. The Annual Agency Plan is summarized as follows:

#### 1. Housing Needs

The demand for public housing is evident by our current waiting list. Our greatest demand is for small bedroom units (1 and 2 bedroom units). Approximately half of our waiting list are elderly applicants. The State Consolidated Plan supports the need for more affordable housing particularly for the very-low income and elderly.

We plan to pursue the development of new units in our jurisdiction in the future.

#### 2. Financial Resources

The FHA expects to expend approximately 2.0 million in the year 2000 for operations, capital improvements, drug elimination and administrative costs.

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3. Eligibility, Selection and Admission Policies

The FHA has revised its standard operating policies to comply with the requirements of the QHWRA through regulations published in the Federal Register on April 30, 1999. These policies will be updated as HUD issues further guidance.

As required under this section of the plan the FHA has reviewed its developments and the census tracts in which they are located relative to income. We have determined that we do not have a problem with concentration of high or low income families. Further, we have revised our admission policy to assure that a concentration does not occur in the future.

4. Rent Determination - Discretionary Policies

Our discretionary rent policies include:

- \$35.00 minimum rent

5. Operations and Management

The FHA has developed policies relating to public housing administration, management, maintenance, leasing and occupancy. These policies have been revised to comply with the recently mandated requirements of the QHWRA.

6. Grievance Procedure

We have revised our Grievance Procedure to comply with the QHWRA and we will continue to make revisions as additional issues are addressed by HUD regulations.

7. Capital Improvements

Our projected funding under the CGP program is \$459,442. Our focus for the 2000 program year includes: Repair and replacement of sidewalks in all development; and continued renovation of units in Development No. TN035-005.

8. Demolition and/or Disposition

The FHA is currently in the process of demolishing 11 units in Development TN035-005. The FHA intends to replace these units as soon as funding can be secured.

9. Designation

The FHA has no plans to designate additional units in the future.

10. Conversion of Public Housing

The FHA has no current plans to designate any developments or buildings to tenant-based assistance.

11. Homeownership

The FHA has no current plans to develop a Homeownership Program. However, the FHA does provide programs, information and referrals for our residents.

12. Community Services and Self-Sufficiency Programs

We have adopted the policy revisions required by the QHWRA related to income changes for welfare recipients.

We will develop a community service program following the publication of the final rules by HUD.

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13. Safety and Crime Prevention  
We have participated in HUD's Public Housing Drug Elimination Program for the last three years. This program includes: drug prevention training; a mentoring program; educational enrichment; a cub scout program and a program coordinator.
14. Ownership of Pets  
The FHA has a policy related to tenant-owned pets.  
  
We intend to revise our pet policy, as necessary, to comply with the requirements of the QHWRRA upon publication of the final rule.
15. Civil Rights Certification  
We have included the required certification regarding Fair Housing and Civil Rights in this plan.
16. Annual Audit  
Our most recent annual audit for fiscal year 1998 is on file at our local HUD office in Nashville, Tennessee, and is available for review at our main office during normal business hours.
17. Asset Management  
It is the goal of the FHA to manage our assets (physical property, financial resources and manpower) as efficiently as possible to meet the intent of our mission statement.

**III. Annual Plan Table of Contents**  
[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- |    |                                                                                                                                           |
|----|-------------------------------------------------------------------------------------------------------------------------------------------|
| +  | Admissions Policy for Deconcentration                                                                                                     |
| +  | Capital Fund Program Annual Statement                                                                                                     |
| NA | Most recent board-approved operating budget (Required attachment for PHAs that are troubled or at risk of being designated troubled ONLY) |

#### Optional Attachments:

- |  |                                                      |
|--|------------------------------------------------------|
|  | PHA Management Organizational Chart                  |
|  | Capital Fund Program 5 Year Action Plan              |
|  | Public Housing Drug Elimination Program (PHDEP) Plan |
|  | Comments of Resident Advisory Board or Boards        |
|  | Other (List below, providing each attachment name)   |

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
+	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
+	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
+	<u>Fair Housing Documentation:</u> Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to Fair Housing Choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
+	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
+	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

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†	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
†	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (Section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
†	Public housing rent determination policies, including the methodology for setting public housing flat rents  † check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
†	Schedule of flat rents offered at each public housing development  † check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies _____ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
†	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
†	Public housing grievance procedures _____ check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures _____ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
†	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
†	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
†	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

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NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to Section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program _____ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plans for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
†	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
†	The most recent fiscal year audit of the PHA conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **Component 1: Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact". Use NA to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Affordability</b>	<b>Supply</b>	<b>Quality</b>	<b>Accessibility</b>	<b>Size</b>	<b>Location</b>
Income <=30% of AMI	NA	4	4	2	1	NA	NA
Income >30% but <=50% of AMI	NA	3	3	2	1	NA	NA
Income >50% but <80% of AMI	NA	2	2	2	1	NA	NA

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Elderly	NA	3	3	2	1	NA	NA
Families with Disabilities	NA	2	2	2	1	NA	NA
Race/Ethnicity - White	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity - Black	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity - Hispanic	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity - Other	NA	NA	NA	NA	NA	NA	NA

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☐ Consolidated Plan of the Jurisdiction/s Indicate year: 1995  
☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset  
☐ American Housing Survey data Indicate year: \_\_\_\_\_  
☐ Other housing market study Indicate year: \_\_\_\_\_  
☐ Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance-Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdiction public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 Tenant-Based Assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional). If used, identify which development/subjurisdiction:			
	No. of Families	% of Total Families	Annual Turnover
Waiting List Total	71		96
Extremely low income (<=30% AMI)	50	70.4	
Very low income (>30% but <=50% AMI)	17	23.9	
Low income (>50% but <80% AMI)	0	0	
Families with Children	44	62.0	
Elderly Families	33	46.5	
Families with Disabilities	19	26.8	
Race/Ethnicity - White	34	47.9	

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Race/Ethnicity - Black	34	47.9	
Race/Ethnicity - Hispanic	2	2.8	
Race/Ethnicity -Other	1	1.4	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	27	38.0	8
2 BR	30	42.3	15
3 BR	12	16.9	66
4 BR	2	2.8	6
5 BR	0	0	1
5+ BR	NA	NA	0
Is the waiting list closed? (Select one) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
NA	How long has it been closed (no. of months)? _____		
NA	Does the PHA expect to reopen the list in the PHA Plan year? _____ No <input type="checkbox"/> Yes <input type="checkbox"/>		
NA	Does the PHA permit specific categories of families onto the waiting list, even if generally closed? _____ No <input type="checkbox"/> Yes <input type="checkbox"/>		

**C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Although the State Consolidated Plan indicates that housing affordability and quality are a problem in Tennessee, our waiting list does not reflect this need. Our current waiting time for an appointment to receive housing is approximately two months.

**(1) Strategies**

**NEED: SHORTAGE OF AFFORDABLE HOUSING FOR ALL ELIGIBLE POPULATIONS**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units

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- \_\_\_\_\_ Seek replacement of public housing units lost to the inventory through mixed finance development
- \_\_\_\_\_ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- \_\_\_\_\_ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- \_\_\_\_\_ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- \_\_\_\_\_ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- \_\_\_\_\_ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- \_\_\_\_\_ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- \_\_\_\_\_ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all apply

- \_\_\_\_\_ Apply for additional Section 8 units should they become available
- \_\_\_\_\_ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- \_\_\_\_\_ ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- \_\_\_\_\_ Other: (list below)

**NEED: SPECIFIC FAMILY TYPES: FAMILIES AT OR BELOW 30% OF MEDIAN**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- \_\_\_\_\_ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- \_\_\_\_\_ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- \_\_\_\_\_ Employ admissions preferences aimed at families with economic hardships
- \_\_\_\_\_ Adopt rent policies to support and encourage work
- \_\_\_\_\_ Other: (list below)

**NEED: SPECIFIC FAMILY TYPES: FAMILIES AT OR BELOW 50% OF MEDIAN**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- \_\_\_\_\_ Employ admissions preferences aimed at families who are working
- \_\_\_\_\_ Adopt rent policies to support and encourage work
- \_\_\_\_\_ Other: (list below)

**NEED: SPECIFIC FAMILY TYPES: THE ELDERLY**

**Strategy 1: Target available assistance to the elderly**

Select all that apply

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- \_\_\_\_\_ Seek designation of public housing for the elderly
- \_\_\_\_\_ Apply for special-purpose vouchers targeted to the elderly, should they become available
- \_\_\_\_\_ Other: (list below)

**NEED: SPECIFIC FAMILY TYPES: FAMILIES WITH DISABILITIES**

**Strategy 1: Target available assistance to families with disabilities**

Select all that apply

- \_\_\_\_\_ Seek designation of public housing for families with disabilities
- \_\_\_\_\_ Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- \_\_\_\_\_ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- \_\_\_\_\_ Affirmatively market to local non-profit agencies that assist families with disabilities
- \_\_\_\_\_ Other: (list below)

**SPECIFIC FAMILY TYPES: RACES OR ETHNICITIES WITH DISPROPORTIONATE HOUSING NEEDS**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs** Select if applicable

- \_\_\_\_\_ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- \_\_\_\_\_ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing** Select all that apply

- \_\_\_\_\_ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- \_\_\_\_\_ Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- \_\_\_\_\_ Other: (list below)

**OTHER HOUSING NEEDS & STRATEGIES: (LIST NEEDS AND STRATEGIES BELOW)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☐ Funding constraints
- ☐ Staffing constraints
- \_\_\_\_\_ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- \_\_\_\_\_ influence of the housing market on PHA programs
- \_\_\_\_\_ Community priorities regarding housing assistance
- \_\_\_\_\_ Results of consultation with local or state government
- \_\_\_\_\_ Results of consultation with residents and the Resident Advisory Board
- \_\_\_\_\_ Results of consultation with advocacy groups
- \_\_\_\_\_ Other: (list below)

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## Component 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$204,714	
b) Public Housing Capital Fund *Amount is based upon 92% of FY99 Funding (local HUD office percent instruction)	*\$422,687.00	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	\$77,000.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	-0-	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$67,760.00	
g) Resident Opportunity and Self-Sufficiency Grant	-0-	
h) Community Development Block Grant	-0-	-0-
i) HOME	-0-	-0-
Other Federal Grants (list below)	-0-	-0-
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
1999 PHDEP	\$67,760.00	Safety/Security
1999 CGP	\$436,637.00	Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	\$755,357.00	Operations

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<b>4. Other Income</b>		
Interest	\$17,175.00	Operations
<b>5. Non-Federal Sources</b>	NA	
<b>TOTAL RESOURCES</b>	\$2,049,090.00	

### **Component 3. PHA Policies Governing, Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete Subcomponent 3A.

#### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

\_\_\_\_\_ When families are within a certain number of being offered a unit: (state number)

\_\_\_\_\_ When families are within a certain time of being offered a unit: (state time)

☐ Other: (describe) **When they apply**

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☐ Criminal or drug-related activity

☐ Rental history

☐ Housekeeping

☐ Other (describe) **Credit history**

- c. Does the PHA request criminal records from local law enforcement agencies for screening purposes? \_\_\_\_\_

☐ Yes \_\_\_\_\_ No

- d. Does the PHA request criminal records from state law enforcement agencies for screening purposes? \_\_\_\_\_

\_\_\_\_\_ Yes ☐ No

- e. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source) \_\_\_\_\_ Yes ☐ No

#### **(2) Waiting List Organization**

HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list  
☐ Sub-jurisdictional lists  
☐ Site-based waiting lists  
☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office  
☐ PHA development site management office  
☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to Subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? \_\_\_\_\_
2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD approved site based waiting list plan)?  
If yes, how many lists? \_\_\_\_\_
3. ☐ Yes ☒ No: May families be on more than one list simultaneously  
If yes, how many lists? \_\_\_\_\_
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

**Not Applicable**

☐ PHA main administrative office  
☐ All PHA development management offices  
☐ Management offices at developments with site-based waiting lists  
☐ At the development to which they would like to apply  
☐ Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- ☐ One  
☐ Two  
☐ Three or more
- b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

\_\_\_\_ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

\_\_\_\_ Emergencies

☒ Overhoused

☒ Underhoused

☒ Medical justification

☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)

\_\_\_\_ Resident choice: (state circumstances below)

\_\_\_\_ Other: (list below)

c. Preferences:

1. ☒ Yes \_\_\_\_ No Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to Subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

\_\_\_\_\_ Date and Time

Former federal preferences:

- 1   Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2   Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences: (select below)

- 1   Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- 2   Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:
- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☐ The PHA-resident lease

☐ The PHA's Admissions and (Continued) Occupancy policy

☐ PHA briefing seminars or written materials

☐ Other source (list)

- b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☐ At an annual reexamination and lease renewal

☐ Any time family composition changes

☐ At family request for revision

☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists  
☐ The PHA will employ waiting list "skipping" to achieve income mixing goals at targeted developments  
☐ The PHA will employ new admission preferences at targeted developments  
☐ Other (list below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty or to assure income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

**Not Applicable**

- ☐ Additional affirmative marketing  
☐ Actions to improve the marketability of certain developments  
☐ Adoption or adjustment of ceiling rents for certain developments  
☐ Adoption of rent incentives to encourage income-mixing  
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts  
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

\_\_\_\_\_ Not applicable: results of analysis did not indicate a need for such efforts  
\_\_\_\_\_ ☐ List any applicable developments below:

**TN35-03**

**B. Section 8**

**Exemptions: PHAs that do not administer Section 8 are not required to complete Subcomponent 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**Not Applicable**

**(1) Eligibility Not Applicable**

a. What is the extent of screening conducted by the PHA? (select all that apply)

\_\_\_\_\_ Criminal or drug-related activity only to the extent required by law or regulation  
\_\_\_\_\_ Criminal and drug-related activity, more extensively than required by law or regulation  
\_\_\_\_\_ More general screening than criminal and drug-related activity (list factors below)  
\_\_\_\_\_ Other (list below)

b. \_\_\_\_\_ Yes \_\_\_\_\_ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. \_\_\_\_\_ Yes \_\_\_\_\_ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. \_\_\_\_\_ Yes \_\_\_\_\_ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

e. Indicate what kinds of information you share with prospective landlords. (select all that apply)

\_\_\_\_\_ Criminal or drug-related activity  
\_\_\_\_\_ Other (describe below)



**(2) Waiting List Organization      Not Applicable**

- a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

\_\_\_\_\_ None  
\_\_\_\_\_ Federal public housing  
\_\_\_\_\_ Federal moderate rehabilitation  
\_\_\_\_\_ Federal project-based certificate program  
\_\_\_\_\_ Other federal or local program (List below)

- b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

\_\_\_\_\_ PHA main administrative office  
\_\_\_\_\_ Other (list below)

**(3) Search Time      Not Applicable**

\_\_\_\_\_ Yes    \_\_\_\_\_ No: Does the PHA give extensions on standard 60-day period to search for a unit?  
If yes, state circumstances below:

**(4) Admissions Preferences      Not Applicable**

- a. Income targeting:

\_\_\_\_\_ Yes    \_\_\_\_\_ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

- b. Preferences:

1. \_\_\_\_\_ Yes    \_\_\_\_\_ No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to Subcomponent (5) Special Purpose Section 8 Assistance Programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former federal preferences

- \_\_\_\_\_ Involuntary displacement (disaster, government action, action of housing owner, inaccessibility, property disposition)
- \_\_\_\_\_ Victims of domestic violence
- \_\_\_\_\_ Substandard housing
- \_\_\_\_\_ Homelessness
- \_\_\_\_\_ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- \_\_\_\_\_ Working families and those unable to work because of age or disability
- \_\_\_\_\_ Veterans and veterans' families
- \_\_\_\_\_ Residents who live and/or work in your jurisdiction
- \_\_\_\_\_ Those enrolled currently in educational, training, or upward mobility programs
- \_\_\_\_\_ Households that contribute to meeting income goals (broad range of incomes)
- \_\_\_\_\_ Households that contribute to meeting income requirements (targeting)
- \_\_\_\_\_ Those previously enrolled in educational, training, or upward mobility programs
- \_\_\_\_\_ Victims of reprisals or hate crimes
- \_\_\_\_\_ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

\_\_\_\_\_ Date and Time

Former federal preferences

- \_\_\_\_\_ Involuntary displacement (disaster, government action, action of housing owner, inaccessibility, property disposition)
- \_\_\_\_\_ Victims of domestic violence
- \_\_\_\_\_ Substandard housing
- \_\_\_\_\_ Homelessness
- \_\_\_\_\_ High rent burden

Other preferences (select all that apply)

- \_\_\_\_\_ Working families and those unable to work because of age or disability
- \_\_\_\_\_ Veterans and veterans' families
- \_\_\_\_\_ Residents who live and/or work in your jurisdiction
- \_\_\_\_\_ Those enrolled currently in educational, training, or upward mobility programs
- \_\_\_\_\_ Households that contribute to meeting income goals (broad range of incomes)
- \_\_\_\_\_ Households that contribute to meeting income requirements (targeting)
- \_\_\_\_\_ Those previously enrolled in educational, training, or upward mobility programs
- \_\_\_\_\_ Victims of reprisals or hate crimes
- \_\_\_\_\_ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

\_\_\_\_\_ Date and time of application  
\_\_\_\_\_ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

\_\_\_\_\_ This preference has previously been reviewed and approved by HUD  
\_\_\_\_\_ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

\_\_\_\_\_ The PHA applies preferences within income tiers  
\_\_\_\_\_ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

Not Applicable

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)

\_\_\_\_\_ The Section 8 Administrative Plan  
\_\_\_\_\_ Briefing sessions and written materials  
\_\_\_\_\_ Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

\_\_\_\_\_ Through published notices  
\_\_\_\_\_ Other (list below)

## **Component 4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete Subcomponent 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

\_\_\_\_\_ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to Subcomponent (2))

--- or ---

\_\_\_\_\_ ☒ The PHA employs discretionary policies for determining income based rent (if selected, continue to Question b.)

b. Minimum rent:

1. What amount best reflects the PHA's minimum rent? (select one)

\_\_\_\_\_ \$0  
\_\_\_\_\_ \$1 to \$25  
\_\_\_\_\_ ☒ \$26 to \$50 **(\$35.00)**

2. \_\_\_\_\_ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to Question 2, list these policies below: Not Applicable

c. Rents set at less than 30% than adjusted income:

1. \_\_\_\_\_ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

\_\_\_\_\_ For the earned income of a previously unemployed household member  
\_\_\_\_\_ For increases in earned income  
\_\_\_\_\_ Fixed amount (other than general rent-setting policy)  
\_\_\_\_\_ If yes, state amount/s and circumstances below:  
  
\_\_\_\_\_ Fixed percentage (other than general rent-setting policy)  
\_\_\_\_\_ If yes, state percentage/s and circumstances below:  
  
\_\_\_\_\_ For household heads  
\_\_\_\_\_ For other family members  
\_\_\_\_\_ For transportation expenses  
\_\_\_\_\_ For the non-reimbursed medical expenses of non-disabled or non-elderly families  
\_\_\_\_\_ Other (describe below)

- e. Ceiling rents:

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

\_\_\_\_\_ ☒ Yes for all developments  
\_\_\_\_\_ Yes but only for some developments  
\_\_\_\_\_ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

\_\_\_\_\_ ☒ For all developments  
\_\_\_\_\_ For all general occupancy developments (not elderly or disabled or elderly only)  
\_\_\_\_\_ For specified general occupancy developments  
\_\_\_\_\_ For certain parts of developments; e.g., the high-rise portion  
\_\_\_\_\_ For certain size units; e.g., larger bedroom sizes  
\_\_\_\_\_ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

\_\_\_\_\_ Market comparability study  
\_\_\_\_\_ ☒ Fair market rents (FMR)  
\_\_\_\_\_ 95th percentile rents  
\_\_\_\_\_ 75 percent of operating costs  
\_\_\_\_\_ 100 percent of operating costs for general occupancy (family) developments  
\_\_\_\_\_ Operating costs plus debt service  
\_\_\_\_\_ The "rental value" of the unit  
\_\_\_\_\_ Other (list below)

- f. Rent redeterminations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

\_\_\_\_\_ Never

- \_\_\_\_\_ At family option  
 \_\_\_\_\_ † Any time the family experiences an income increase  
 \_\_\_\_\_ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)  
 \_\_\_\_\_ † Other (list below) Also decrease family income.

g. \_\_\_\_\_ Yes \_\_\_\_\_ † No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the 12 month disallowance of earned income and phasing in of rent increases in the next year?

## (2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)  
 Not Applicable

- \_\_\_\_\_ The area's Section 8 rent reasonableness study of comparable developments  
 \_\_\_\_\_ Survey of rents listed in local newspaper  
 \_\_\_\_\_ Survey of similar unassisted units in the neighborhood  
 \_\_\_\_\_ † Other (list/describe below)

## B. Section 8 Tenant-Based Assistance Not Applicable

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete Subcomponent 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

## (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- \_\_\_\_\_ At or above 90% but below 100% of FMR  
 \_\_\_\_\_ 100% of FMR  
 \_\_\_\_\_ Above 100% but at or below 110% of FMR  
 \_\_\_\_\_ Above 110% of FMR (if HUD approved, describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- \_\_\_\_\_ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
 \_\_\_\_\_ The PHA has chosen to serve additional families by lowering the payment standard  
 \_\_\_\_\_ Reflects market or submarket  
 \_\_\_\_\_ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- \_\_\_\_\_ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area  
 \_\_\_\_\_ Reflects market or submarket

\_\_\_\_\_ To increase housing options for families  
\_\_\_\_\_ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

\_\_\_\_\_ Annually  
\_\_\_\_\_ Other list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?  
(select all that apply)

- \_\_\_\_\_ Success rates of assisted families  
\_\_\_\_\_ Rent burdens of assisted families  
\_\_\_\_\_ Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \_\_\_\_\_ \$0  
\_\_\_\_\_ \$1 to \$25  
\_\_\_\_\_ \$26 to \$50

b. \_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**Component 5. Operations and Management**

Not Required

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section.  
Section 8 Only PHAs must complete Parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

- \_\_\_\_\_ An organization chart showing the PHA's management structure and organization is attached.  
\_\_\_\_\_ A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		



Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

**C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below) Not Required

**Component 6. - PHA Grievance Procedures**

Not Required

[24 CFR Part 903.7 9 (f)]

Exemptions from Component 6: High performing PHAs are not required to complete Component 6. Section 8-Only PHAs are exempt from Subcomponent 6A.

**A. Public Housing**

- (1) \_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? If yes, list additions to federal requirements below:

(2) Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- \_\_\_\_\_ PHA main administrative office  
\_\_\_\_\_ PHA development management offices  
\_\_\_\_\_ Other (list below)

**B. Section 8 Tenant-Based Assistance**

(1) \_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982? If yes, list additions to federal requirements below:

(2) Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- \_\_\_\_\_ PHA main administrative office  
\_\_\_\_\_ Other (list below)

**Component 7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 Only PHAs are not required to complete this component and may skip to Component 8.


**A. Capital Fund Activities**

Exemptions from Subcomponent 7A: PHAs that will not participate in the Capital Fund Program may skip to Component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using Parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- \_\_\_\_\_  The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (state name) \_\_\_\_\_

-or-

\_\_\_\_\_ The Capital Fund Program Annual Statement is provided below: (if selected copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5-Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. \_\_\_\_\_ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to Subcomponent 7B)

b. If yes to Question a, select one:

\_\_\_\_\_ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name) \_\_\_\_\_

-or-

\_\_\_\_\_ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of Subcomponent 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) \_\_\_\_\_ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to Question c; if yes, provide responses to Question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)  
\_\_\_\_\_  
Revitalization Plan under development  
\_\_\_\_\_  
Revitalization Plan submitted, pending approval  
\_\_\_\_\_  
Revitalization Plan approved  
\_\_\_\_\_  
Activities pursuant to an approved Revitalization Plan underway

(2) \_\_\_\_\_ Yes \_\_\_\_\_ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

(3) \_\_\_\_\_ Yes \_\_\_\_\_ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

- (4) ☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## **Component 8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of Component 8: Section 8 Only PHAs are not required to complete this section.

- (1) ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to Section 18 of the U.S. Housing Act of 1937 (42 U. S.C. 1437p)) in the plan fiscal year? (If "no", skip to Component 9; if "yes", complete one activity description for each development.)

### (2) Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to Component 9. If "no", complete the activity description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a.	Development name: _____
1b.	Development (project) number: _____
2.	Activity type: Demolition _____ Disposition _____
3.	Application status (select one) Approved _____ Submitted, pending approval _____ Planned application _____
4.	Date application approved, submitted or planned for submission: _____ (DD/MM/YYYY)
5.	Number of units affected: _____
6.	Coverage of action (select one) Part of the development _____ Total development _____
7.	Timeline for activity: a. Actual or projected start date of activity: _____ b. Projected end date of activity: _____

## **Component 9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9

Exemptions from Component 9: Section 8 Only PHAs are not required to complete this section.

- (1) ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly

families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "no", skip to Component 10. If "yes", complete one activity description for each development unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to Component 10.)

(2) Activity Description

\_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to Component 10. If "No" complete the activity description table below.

Designation of Public Housing Activity Description	
1a.	Development name: _____
1b.	Development (project) number: TN35-003 and TN35-005
2.	Designation type: Occupancy by only the elderly _____ Occupancy by families with disabilities _____ Occupancy by only elderly families and families with disabilities _____
3.	Application status (select one) Approved; included in the PHA's Designation Plan _____ Submitted, pending approval _____ Planned application _____
4.	Date this designation approved, submitted or planned for submission: (DD/MM/YYYY) _____
5.	If approved, will this designation constitute a (select one) New designation plan _____ Revision of a previously-approved designation plan? <u>NA</u>
6.	Number of units affected: <u>5</u>
7.	Coverage of action (select one) Part of the development _____ Total development _____

## **Component 10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10: Section 8 Only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act**

(1) \_\_\_\_\_ Yes \_\_\_\_\_ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act? (If "no", skip to Component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined

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submissions may skip to Component 11.)

(2) Activity Description **Not Applicable**

\_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to Component 11. If "no", complete the activity description table below.

<b>Conversion of Public Housing Activity Description Not Applicable</b>	
1a.	Development name:
1b.	Development (project) number:
2.	What is the status of the required assessment? Assessment underway _____ Assessment results submitted to HUD _____ Assessment results approved by HUD (if marked, proceed to next question) _____ Other (explain below) _____
3.	Is a Conversion Plan required? _____ Yes _____ No (If yes, go to block 4; if no, go to Block 5.)
4.	Status of Conversion Plan (select the statement that best describes the current status) _____ Conversion Plan in development _____ Conversion Plan submitted to HUD on : (DD/MM/YYYY) _____ Conversion Plan approved by HUD on: (DD/MM/YYYY) _____ Activities pursuant to HUD-approved Conversion Plan underway
5.	Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) _____ Units addressed in a pending or approved demolition application (date submitted or approved: _____). _____ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) _____ Units addressed in a pending or approved HOPE VI revitalization plan (date submitted or approved: _____) _____ Requirements no longer applicable: vacancy rates are less than 10 percent. _____ Requirements no longer applicable: site now has less than 300 units _____ Other: (describe below)

**B. Reserved for Conversions Pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions Pursuant to Section 33 of the U.S. Housing Act of 1937**

## **Component 11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

**Exemptions from Component 11A: Section 8 Only PHAs are not required to complete 11A.**

- (1) \_\_\_\_\_ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved Section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under Section 5(h), the HOPE I program, or Section 32 of the U. S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to Component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to Component 11B.)

- (2) Activity Description **Not Applicable**

\_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to Component 12. If "no", complete the activity description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a.	Development name: _____
1b.	Development (project) number: _____
2.	Federal program authority: HOPE I _____ 5(h) _____ Turnkey III _____ Section 32 of the USHA of 1937 (effective 10/1/99) _____
3.	Application status (select one) Approved; included in the PHA's Homeownership Plan/Program _____ Submitted, pending approval _____ Planned application _____
4.	Date Homeownership Plan/Program approved, submitted or planned for submission: (DD/MM/YYYY) _____
5.	Number of units affected: _____
6.	Coverage of action (select one) Part of the development _____ Total development _____

### **B. Section 8 Tenant Based Assistance Not Applicable**

- (1) \_\_\_\_\_ Yes \_\_\_\_\_ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982? (If

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"no", skip to Component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to Component 12.)

**(2) Program Description:      Not Applicable**

a. Size of Program

\_\_\_\_\_ Yes      \_\_\_\_\_ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was "yes", which statement best describes the number of participants? (select one)

- \_\_\_\_\_ 25 or fewer participants
- \_\_\_\_\_ 26 - 50 participants
- \_\_\_\_\_ 51 to 100 participants
- \_\_\_\_\_ More than 100 participants

b. PHA-established eligibility criteria

\_\_\_\_\_ Yes      \_\_\_\_\_ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

## **Component 12. PHA Community Service and Self-Sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component.  
Section 8 Only PHAs are not required to complete Subcomponent C.

Not Required

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### **(1) Cooperative Agreements:**

\_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by Section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? dd/mm/yyyy

#### **(2) Other Coordination Efforts Between the PHA and TANF Agency (Select all that Apply)**

- \_\_\_\_\_ Client referrals
- \_\_\_\_\_ Information sharing regarding mutual clients (for rent determinations and otherwise)
- \_\_\_\_\_ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- \_\_\_\_\_ Jointly administer programs
- \_\_\_\_\_ Partner to administer a HUD Welfare-to-Work voucher program
- \_\_\_\_\_ Joint administration of other demonstration program
- \_\_\_\_\_ Other (describe)

### **B. Services and Programs Offered to Residents and Participants**

#### **(1) General**

##### **a. Self-sufficiency policies**

Which, if any, of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- \_\_\_\_\_ Public housing rent determination policies
- \_\_\_\_\_ Public housing admissions policies
- \_\_\_\_\_ Section 8 admissions policies
- \_\_\_\_\_ Preference in admission to Section 8 for certain public housing families
- \_\_\_\_\_ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- \_\_\_\_\_ Preference/eligibility for public housing homeownership option participation
- \_\_\_\_\_ Preference/eligibility for Section 8 homeownership option participation
- \_\_\_\_\_ Other policies (list below)

##### **b. Economic and social self-sufficiency programs**

\_\_\_\_\_ Yes \_\_\_\_\_ No: Does the PHA coordinate, promote or provide any programs to enhance the

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economic and social self sufficiency of residents? (If "yes", complete the following table; if "no" skip to Subcomponent 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or Section 8 participants or both)

**(2) Family Self Sufficiency Program(s)**

a. Participation description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

- b. \_\_\_\_\_ Yes \_\_\_\_\_ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

- (1) The PHA is complying with the statutory requirements of Section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- \_\_\_\_\_ Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- \_\_\_\_\_ Informing residents of new policy on admission and reexamination
- \_\_\_\_\_ Actively notifying residents of new policy at times in addition to admission and reexamination.
- \_\_\_\_\_ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- \_\_\_\_\_ Establishing a protocol for exchange of information with all appropriate TANF agencies
- \_\_\_\_\_ Other: (list below)

**D. Reserved for Community Service Requirements**

## **Component 13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to Component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to Subcomponent D.

### **A. Need for Measures to Ensure the Safety of Public Housing Residents**

#### **(1) Describe the need for measures to ensure the safety of public housing residents (select all that apply)**

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☒ Other (describe below)  
**Incidence of violent and/or drug-related crime in some or all of the PHA's developments**
- ☐ Not applicable

#### **(2) What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).**

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)
- ☐ Not applicable

**(3) If applicable, which developments are most affected? (list below)**

TN035-002

TN035-004 (Natchez, Short Court)

**B. Crime and Drug Prevention Activities the PHA Has Undertaken or Plans to Undertake in the next PHA Fiscal Year**

List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime prevention through environmental design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer resident patrol/Block watchers program
- ☐ Other (describe below)
- ☐ Not applicable

**C. Coordination Between PHA and the Police**

Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)
- ☐ Not applicable

**D. Additional Information as Required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an attachment. (Attachment Filename: TN035PHD.WPD)

<b>Component 14. Reserved for Pet Policy</b>
----------------------------------------------

[24 CFR Part 903.7 9 (n)]

**Component 15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**Component 16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- (1) ☐ Yes ☐ No: Is the PHA required to have an audit conducted under Section 5 (h)(2) of the U. S. Housing Act of 1937 (42 U S. C. 143 7c(h))? (If no, skip to Component 17.)
- (2) ☐ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
- (3) ☐ Yes ☐ No: Were there any findings as the result of that audit?
- (4) ☐ Yes NA No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_\_
- (5) ☐ Yes NA No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due? \_\_\_\_\_

## **Component 17. PHA Asset Management**

Not Required

[24 CFR Part 903.7 9 (q)]

Exemptions from Component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- (1) \_\_\_\_\_ Yes \_\_\_\_\_ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?
- (2) What types of asset management activities will the PHA undertake? (select all that apply)
- \_\_\_\_\_ Not applicable  
\_\_\_\_\_ Private management  
\_\_\_\_\_ Development-based accounting  
\_\_\_\_\_ Comprehensive stock assessment  
\_\_\_\_\_ Other: (list below)
- (3) \_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

## **Component 18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

- (1) \_\_\_\_\_ Yes \_\_\_\_\_ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- (2) If "yes", the comments are: (select one)
- \_\_\_\_\_ Attached as attachment (File name: \_\_\_\_\_)  
\_\_\_\_\_ Provided below
- One board member suggested that the goal for positive media support be once/month instead of twice per year.



- (3) In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary
- ☐ The PHA changed portions of the PHA Plan in response to comments. List changes below:
- ☐ Other: (list below)

**B. Description of Election Process for Residents on the PHA Board**

- (1) ☐ Yes ☐ No: Does the PHA meet the exemption criteria provided Section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to Question 2; if yes, skip to Subcomponent C.)
- (2) ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to Question 3; if no, skip to Subcomponent C.) Not Applicable at this time.
- (3) Description of Resident Election Process Not Applicable at this time.

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and Section 8 tenant based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- (1) Consolidated Plan jurisdiction: (provide name here) **1995 State of Tennessee Housing and Community Development Consolidated Plan**
- (2) The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction (select all that apply)

☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in

the Consolidated Plan/s.

\_\_\_\_\_† The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

\_\_\_\_\_† The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

\_\_\_\_\_ **NA** Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

\_\_\_\_\_ Other: (list below)

- (3) The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **Not Applicable**

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

### Attachments

Use this section to provide any additional attachments referenced in the Plans.

**PHA Plan  
Table Library**

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and III**

**Annual Statement  
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number: \_\_\_\_\_ FFY of Grant Approval: \_\_\_\_\_ FY2000

\_\_\_\_\_ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$22,140.00
3	1408 Management Improvements	\$14,500.00
4	1410 Administration	\$1,000.00
5	1411 Audit	\$0.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$96,000.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$87,200.00
10	1460 Dwelling Structures	\$179,847.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00
12	1470 Nondwelling Structures	\$0.00
13	1475 Nondwelling Equipment	\$2,000.00
14	1485 Demolition	\$0.00
15	1490 Replacement Reserve	\$0.00
16	1492 Moving to Work Demonstration	\$0.00
17	1495.1 Relocation Costs	\$0.00
18	1498 Mod Used for Development	\$0.00

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19	1502 Contingency	\$20,000.00
20	<b>Amount of Annual Grant (Sum of Lines 2-19)</b>	\$422,687.00
21	Amount of Line 20 related to LBP activities	\$0.00
22	Amount of Line 20 related to Section 504 compliance	\$0.00
23	Amount of Line 20 related to Security	\$0.00
24	Amount of Line 20 related to Energy Conservation Measures	\$0.00

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

<b>Development Number/Name HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account Number</b>	<b>Total Estimated Cost</b>
PHA-WIDE	Operating Expenses	1406	\$22,140
PHA-WIDE	Purchase computer software	1408	\$1,000
PHA-WIDE	Pay the Salary of a Resident Services Coordinator	1408	\$12,500
PHA-WIDE	Send maintenance staff members for training	1408	\$1,000
PHA-WIDE	Pay the cost of advertising for bids	1410	\$1,000
PHA-WIDE	Pay the cost of A/E preparation of modernization plans and specifications	1430	\$30,000
PHA-WIDE	Pay the cost of A/E inspection of modernization activities	1430	\$14,500
PHA-WIDE	Pay the cost for a consultant to prepare the CGP Plan	1430	\$3,000
PHA-WIDE	Pay the cost of a full-time clerk to inspect the modernization activities	1430	\$20,000
PHA-WIDE	Pay the salary for a Modernization Coordinator	1430	\$28,000
PHA-WIDE	Pay consultant for preparation of utility allowance revision	1430	\$500
PHA-WIDE	Purchase computer hardware	1475	\$2,000
PHA-WIDE	Contingencies	1502	\$36,000
TN37P035001	Replace deteriorated sidewalks	1450	\$24,000
TN37P035001	Replace sunken sidewalks and install new drains under walks	1450	\$3,200
TN37P035002	Replace deteriorated sidewalks	1450	\$24,000
TN37P035003	Add handrails at steps with three or more risers at porches	1460	\$1,540
TN37P035004	Replace deteriorated sidewalks	1450	\$24,000
TN37P035005	Replace deteriorated sidewalks	1450	\$12,000
TN37P035005	Install new 4" address numbers	1460	\$945
TN37P035005	Replace rotten fascia boards.	1460	\$107
TN37P035005	Replace rotten wood underlayment	1460	\$214
TN37P035005	Rework the siding at recessed windows to deflect rainwater away from windows	1460	\$5,400
TN37P035005	Construct new porches to deflect rainwater away from buildings	1460	\$9,450
TN37P035005	Install rain diverters on S 1 type buildings	1460	\$30
TN37P035005	Remove existing and install new asphalt shingle roof shingles and felt.	1460	\$27,875
TN37P035005	Replace damaged sheathing	1460	\$2,785
TN37P035005	Rework roof structure to eliminate "cricket" on duplex buildings	1460	\$8,000
TN37P035005	Cover porch ceilings with aluminum	1460	\$7,441
TN37P035005	Remove existing and cover miscellaneous wood trim and fascia with aluminum.	1460	\$11,942
TN37P035005	Remove existing shingles on vertical walls and install new vinyl siding	1460	\$6,800
TN37P035005	Remove existing soffit and install new perforated vinyl	1460	\$9,338
TN37P035005	Replace rain gutters and downspouts	1460	\$3,350
TN37P035005	Replace splashblocks	1460	\$390
TN37P035005	Wrap wood porch columns with aluminum	1460	\$100
TN37P035005	Replace flashing at plumbing vent penetrations	1460	\$2,870
TN37P035005	Replace gable vents	1460	\$1,275
TN37P035005	Replace vent caps for exhaust fans	1460	\$2,025
TN37P035005	Replace windows with new double hung insulated windows and insect screens	1460	\$74,580
TN37P035005	Install new shade and curtain rod brackets	1460	\$3,390

HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002



**Capital Fund Program (CFP) Part III: Implementation Schedule**

<b>Development Number/Name HA-Wide Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>	<b>All Funds Expended (Quarter Ending Date)</b>
PHA Wide	03/31/2002	09/30/2003
TN035-001, -002, -003, -004, and -005	03/31/2002	09/30/2003



**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number of Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total Estimated Cost over next 5 years				

**Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of Units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / Disposition <i>Component 8</i>	Designated Housing <i>Component 9</i>	Conversion <i>Component 10</i>	Homeownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

## Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

## Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 65,542
- B. Eligibility type (Indicate with an "x") N1 \_\_\_\_\_ N2 \_\_\_\_\_ R X
- C. FFY in which funding is requested 2000
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Franklin Housing Authority is proposing to fight crime in its developments through the establishment of an adult literacy and job skills program which will provide attendees with individual tutoring, life skills instruction, computer instruction, GED preparation, English as second language, job preparation instruction and academic refresher classes. This program will be augmented by a program that will enhance parenting skills and to reinforce classroom skills of parents so that they may assist their children with homework, etc. In addition to the above, PHDEP funding will be utilized to reconfigure, supply and equip a learning center within one of our developments, and to provide for necessary administrative expenses.

## E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
TN035-01 Harpeth Homes	34	82
TN035-02 Reddick Homes	44	118
TN035-03 Johnson Circle	16	48
TN035-04	90	189
TN035-05 (scattered)	113	227

## F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months X 18 Months \_\_\_\_\_ 24 Months \_\_\_\_\_ Other \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995X	\$ 154,000	TN43DEP0350195	-0-	None	Completed
FY 1996X	\$ 154,000	TN43DEP0350196	-0-	None	Completed
FY 1997X	\$ 154,500	TN43DEP0350197	\$ 74,856	None	Dec. 2000
FY1998X	\$ 122,700	TN43DEP0350198	\$ 26,979	None	Dec. 2000
FY 1999X	\$ 65,542	TN43DEP0350199	\$ 65,542	None	Dec. 2001

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**The Authority will reconfigure existing office space into a learning center for persons residing in and around our public housing facilities. Through the utilization of PHDEP funding, we are proposing to purchase computers, office equipment and supplies for the learning center which will house an adult education/job skills program in which we intend to prepare at least 11 persons for the GED test. We further anticipate that approximately 60 persons will attend a number of educational/motivational sessions and field trips. We also anticipate that our “English as a Second Language” program will be utilized by a number of local residents. The facility will also house a family enrichment program that is designed to increase parental involvement, increase academic performance of children and improve parental skills. Our goal is to obtain 40 parents to participate in this program. Program evaluation will be conducted on a quarterly basis and will encompass the review and discussion of monthly program reports submitted by subrecipients, review of procurement records, financial analysis, police reports, resident survey reports, etc.**

## B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _2000_ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	15,092
9160 - Drug Prevention	21,750
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	28,700
<b>TOTAL PHDEP FUNDING</b>	<b>65,542</b>

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9150 - Physical Improvements					Total PHDEP Funding: \$15,092		
Goal(s)	Reconfigure non-dwelling space into a learning center.						
Objectives	Procure computers and peripherals, office furniture, equipment and supplies.						
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Purchase computers			01/01/01	12/31/01	7,592		Procurement Records
2. Purchase Equip./Supplies			01/01/01	12/31/01	7,500		Procurement Records
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$21,750		
Goal(s)	Combat drug related crime through educational opportunities and family support services						
Objectives	Establish adult literacy, family enrichment and job skills awareness programs at PHA facilities.						
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Adult Literacy/GED	71	Adults	01/01/01	12/31/01	8,500		GED Scores/ Evaluation
2. Family Resource Center	40	Parents	01/01/01	12/31/01	13,250		Pre/Post

							Tests/Evaluation
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$28,700		
Goal(s)	Ensure adequate administrative costs and responsibilities are met.						
Objectives	Procure necessary administrative services.						
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Van Operation/Maint.			01/01/01	12/31/01	2,200	0	Program Evaluation
2. PHDEP Coordinator			01/01/01	12/31/01	10,000	0	Program Evaluation
3. PHDEP Assistant			01/01/01	12/31/01	8,000	0	Program Evaluation
4. PHDEP Evaluator			01/01/01	12/31/01	6,000	0	Program Evaluation
5. PHDEP Resident Survey			01/01/01	12/31/01	2,500	0	Survey Report

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150	Activities 1 & 2	\$15,092	Activities 1 & 2	\$15,092
9160	Activities 1 & 2	\$21,750	Activities 1 & 2	\$21,750
9170				
9180				
9190	Activities 1 thru 5	\$28,700	Activities 1 thru 5	\$28,700
<b>TOTAL</b>		\$65,542		\$65,542

### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”